



GRASSROOTS
REALTY GROUP

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72 Calhoun View NE
Calgary, Alberta

MLS # A2348346



\$925,000

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,475 sq.ft.	Age:	2023 (3 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Sloped Down		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)		
Inclusions:	N/A		

A RARE OPPORTUNITY TO OWN A SPACIOUS WALKOUT HOME WITH A LEGAL SUITE IN LIVINGSTON! Originally built by Brookfield Residential, this impressive Columbia 26 model offers over 3,400 sq. ft. of developed living space with 6 bedrooms and 3.5 bathrooms, perfectly positioned in a quiet cul-de-sac just steps from a park. The main floor welcomes you with a generous living room, dedicated office, dining area, and a beautifully appointed chef's kitchen featuring a large walk-in pantry, gas cooktop, built-in oven, microwave, and black stainless-steel appliances. Upstairs, the spacious layout includes 4 bedrooms, a Bonus room, Family bathroom, and a large laundry area. The impressive primary retreat features a 5-piece ensuite and walk-in closet. The fully developed walkout level offers a legal 2-bedroom suite, full bathroom, and oversized living room, providing excellent flexibility for extended family or rental purpose. Set in the desirable community of Livingston, this home delivers space, style, functionality, and versatility in one exceptional package. Homes offering this combination are hard to find book your private showing today!